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# SUBDIVISION CONTROL PART-LOT CONTROL AND DEEMING OF REGISTERED PLANS

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Ontario

Ministry of Housing





# SUBDIVISION CONTROL PART-LOT CONTROL AND DEEMING OF REGISTERED PLANS

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Prepared by Operations & Development Control Branch  
Plans Administration Division



Ontario

Ministry of Housing

Hon. John Rhodes, *Minister*

Donald Crosbie, *Deputy Minister*

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## SUBDIVISION CONTROL PART-LOT CONTROL AND DEEMING

### Table of Contents

	Page
Introduction	
1. Subdivision Control	1
2. Part-lot Control	1
a. Part-lot Control and <u>The Planning Act</u>	1
b. Removing Part-lot Control - The Reasons:	3
i. Street widening	4
ii. Semi-detached units	5
iii. Row housing	7
iv. Servicing easements	7
v. Commercial or Industrial uses	8
vi. Minor redevelopment proposals	10
c. Part-lot Control and the Registered Plan	11
d. The Compiled Plan - how to identify	11
e. Repealing a By-law to remove part-lot control	12
f. The request for approval - its contents	12
g. Circumstances where a by-law should not be recommended for approval	13
h. Approval of a part-lot control by-law	14
i. Records of part-lot control by-laws received by the Minister.	15
3. Deeming	15
a. Deeming and <u>The Planning Act</u>	15
b. Deeming of Registered Plans - The Reasons	16
i. Conflict with an overall planning program	16
ii. Poor subdivision design	17
iii. Inadequate services	17
c. Deeming and The Registered Plan	18
d. Deeming vs. Expunging	18
e. Deeming By-laws and Lots owned individually	18
f. Records of Deeming By-laws received by the Minister.	19





## INTRODUCTION

This document has been prepared for your information as a brief explanation of subdivision control, part-lot control, and deeming of registered plans of subdivision under The Planning Act. While it is hoped that this document will answer your questions, if you require any further clarification, you may wish to contact Mr. Irvin Anderson, Planner, Operations Control Branch at (416) 965-3328.





1. Subdivision Control (Section 29(2) of The Planning Act)

Since the 1970 amendment to The Planning Act, there has been 'universal' subdivision control in Ontario. Subdivision control means that land transactions of all kinds in Ontario that have the effect of granting the use of or right in land either directly or indirectly for a period of 21 years or more must be approved by a land division committee, a committee of adjustment or the Minister of Housing unless:

- the land is in a registered plan of subdivision
- the land is the grantor's entire property and the grantor is not retaining an interest in or direct ownership in abutting land
- the land is being acquired or disposed of by the federal, provincial or municipal governments
- the land is required for the construction of a transmission line in accordance with The Ontario Energy Board Act.

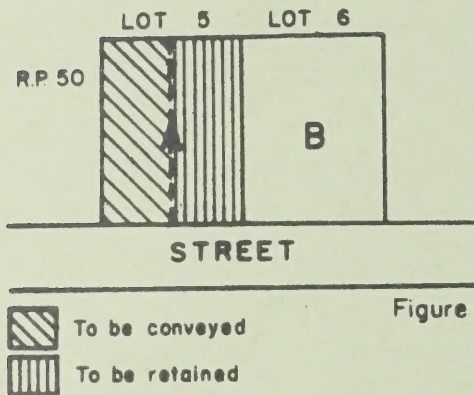
This approval is called "consent".

2. Part-lot control

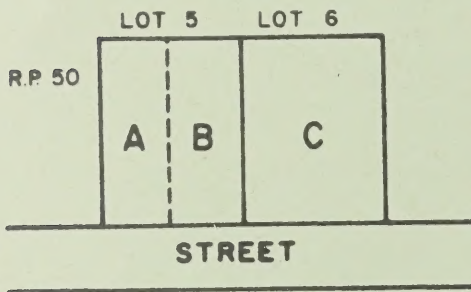
a. Part-lot control and The Planning Act

Section 29(4) of The Planning Act prevents parts of lots or blocks on a registered plan from being conveyed without consent if abutting land is being retained.

A person can sell all his land at any time without approval under the terms of section 29(2) of The Planning Act. He can also sell a whole lot on a registered plan even though he owns abutting lots since lots on a registered plan are not subject to subdivision control.



However, the sale of part of A's property is subject to part-lot control; consent is required since he will be retaining abutting land; that is, the other half of the lot.



If either A or B wish to sell their whole holdings, no consent is required even though they own parts of lots since they will retain no abutting land. Owner C. can sell lot 6 without any approval since it is a whole lot on a registered plan.

Part-lot Control was first introduced in 1953 because at that time registered plans were exempt from subdivision control. Consequently, lots or blocks on registered plans could be divided up indiscriminantly without any further approvals. At first, part-lot control was optional and



could only be implemented by a municipal council passing a by-law and following an extensive lodging and notification procedure. In 1970, part-lot control became universal in all Ontario. There are instances where it is convenient to remove part-lot control to facilitate certain types of transactions. Thus, Section 29(5) enables a municipality to remove part-lot control from a registered plan or a part of a registered plan. A by-law passed by a municipal council removing part-lot control must be approved by the Minister of Housing or an authority to which this approval function has been delegated and when approved, it must be registered against title in the appropriate registry or land titles office.

The authority for approval of these by-laws has been delegated to the Executive Director of the Plans Administration Division for most of the Province. Some of the metropolitan, regional and district municipalities have delegated authority pursuant to Section 44 of The Planning Act to approve part-lot control by-laws.

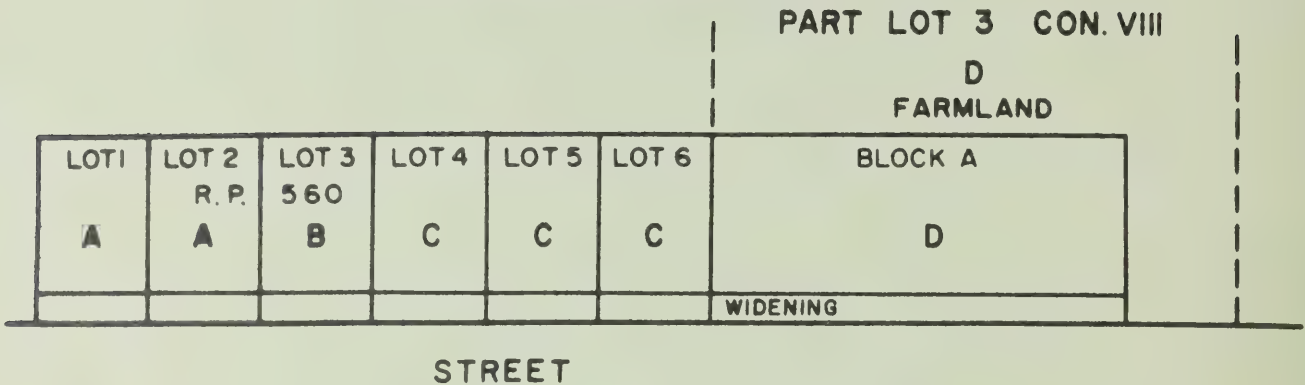
b. Removing Part-lot Control: The Reasons

Part-lot control is removed by a municipality in circumstances where approval from a committee of adjustment or a land division committee would be expensive or awkward.

The following are the most common circumstances where a by-law removing part-lot control is considered appropriate:



i. Street Widening Creating parts of  
Lots on a Registered Plan



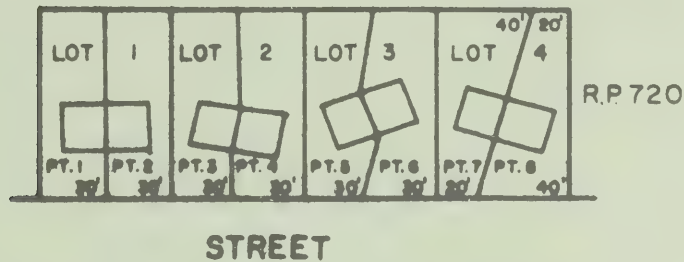
**STREET WIDENING CREATING PARTS OF LOTS**

Figure 3

If, by way of example, a 17 foot road widening is taken from the fronts of the lots and the block on the registered plan in figure 3 then the lots and block become subject to part-lot control since each lot is now only part of a lot. Note that owner B on figure 3 who owns lot 3 can sell his part of a lot at any time without any approval since he owns no abutting land. Owner D can sell all or part of Block A after part-lot control is removed from Block A even though he owns abutting farmland because Block A is part of the registered plan.

A by-law removing part-lot control from lots 1, 2, 4, 5, 6, could be passed to permit sales to take place on these lots without consent being required. The by-law need not remove part-lot control from lot 3 since it is already in separate ownership. The by-law could be repealed once the transactions have been registered with the Registrar of Deeds.

ii. Lots on a registered plan for semi-detached units



**SEMI - DETACHED**

Figure 4

Another instance where part-lot control may be removed occurs when a plan of subdivision has been approved for semi-detached dwelling units. The registered plan of subdivision does not show semi-detached width lots but rather lots of such a width that two semi-detached dwelling units could be located on one lot. The reason is that if semi-detached width lots were to be approved, the builder would have to ensure that the common centre wall between the two dwelling units falls right along the property line. It is too difficult to do this.

As a result, the common practice is to approve lots of such a width that two semi-detached units can be located on one lot. Once the foundation is in, the subdivision agreement for services has been signed, and the zoning for the proposed use has been approved by the Ontario Municipal Board, the municipality can consider passing a by-law to remove part-lot control from the registered plan.

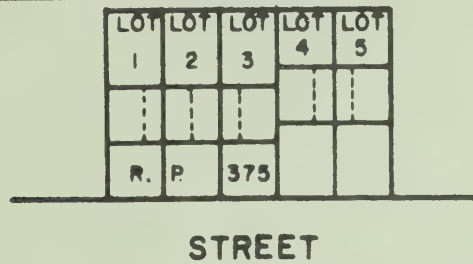
By doing so, reference plans can then be prepared by an Ontario Land Surveyor to describe the property belonging to each semi-detached unit. Figure 4 illustrates the way the location of the foundation can affect the reference plan description.

The property line between the two units should be such that it extends from the centre of the front lot line to the centre of the centre wall in the front of the building; then down the centre of the centre wall to the rear of the building and from there to the centre of the rear lot line. The property line has been properly drawn on lots 1, 2 and 3. The Lot 4 property line is incorrect since it does not extend to the centre of the front and rear lot lines.

As the semi-detached units are sold, the deeds using a reference plan description of the part of the lot on which they are located can be registered with the Registrar of Deeds as a legal land transaction. When all properties have been sold and the deeds registered, the part-lot control by-law can be repealed. If part-lot control had not been removed, then all these transactions would have had to have been handled by a land division committee or a committee of adjustment.



iii. Lots or Blocks on a Registered Plan for Row Housing



ROW HOUSING

Figure 5

If the units in a row housing development on a registered plan are to be sold individually instead of under condominium ownership, then part-lot control can be removed in order to make the land transactions easier once the units (or their foundations) have been built, the commitments for servicing have been secured and the zoning by-law zoning the property for its proposed use has been approved.

The procedure is the same as that outlined for semi-detached units.

iv. Servicing Easements

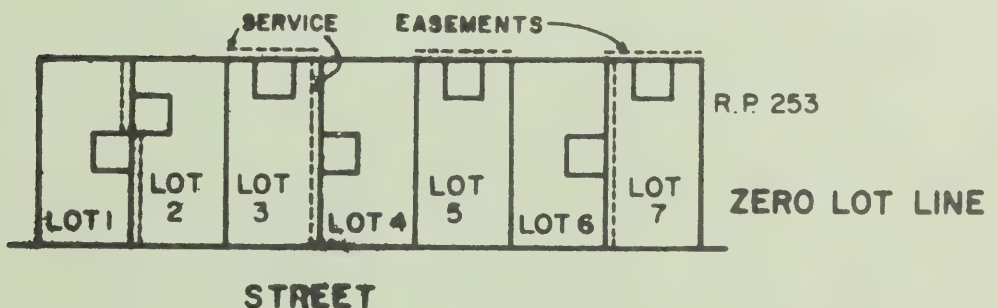


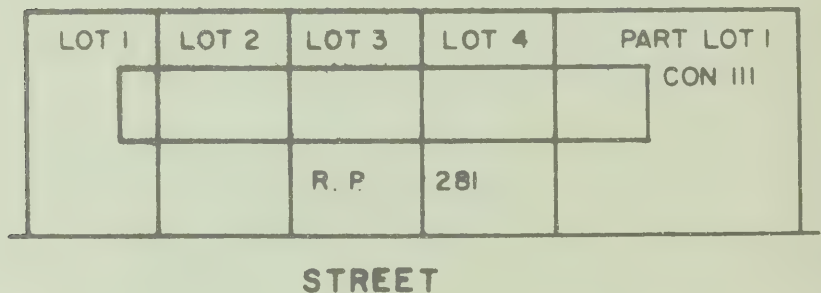
Figure 6

If a number of servicing easements are required for lots on a registered plan of subdivision, the most convenient way of granting those easements may be through removing part-lot control.

Figure 6 illustrates a zero lot line development where servicing easements must be granted to allow homeowners to service the side of their house that is on the property line. Easements require consent under Section 29 of The Planning Act and to grant these easements for a whole subdivision through a land division committee or a committee of adjustment would mean a large number of applications.

The municipality could handle this by passing a by-law to remove part-lot control and once all the easements have been registered repealing it.

v. Lots or Blocks on a Registered Plan for Commercial or Industrial use



**SHOPPING CENTRE PARTLY ON  
REGISTERED PLAN**

Figure 7

Part-lot control may be removed to permit the leases over 21 years for stores in a shopping centre to be registered. Under Section 29(1) of The Planning Act consent is required. Thus, if a large number of stores is involved, it may be more convenient to remove part-lot control to allow the long term leases to be registered.

Note: In figure 7 consent would have to be obtained for the lease on Part of lot 1 concession III since it is not on the registered plan and consequently part-lot control could not be removed.

Plans of subdivision containing large blocks of land for industrial purposes are often approved before any industries have bought land in the subdivision. Since different industries have different land use requirements, it is common to find that industries will want 3/4 of a block or one block and part of another. Approval for the sale of these parts of blocks may be obtained through a land division committee or a committee of adjustment. It may, however, be easier for the municipality to remove part-lot control from all or part of the industrial subdivision provided that all services are in or a subdivision agreement has been signed to secure them and the zoning regulations have been approved. After the transactions have taken place and the deeds registered, the by-law removing part-lot control may be repealed.



vi. Minor Redevelopment Proposals on  
Lots or Blocks on a Registered Plan

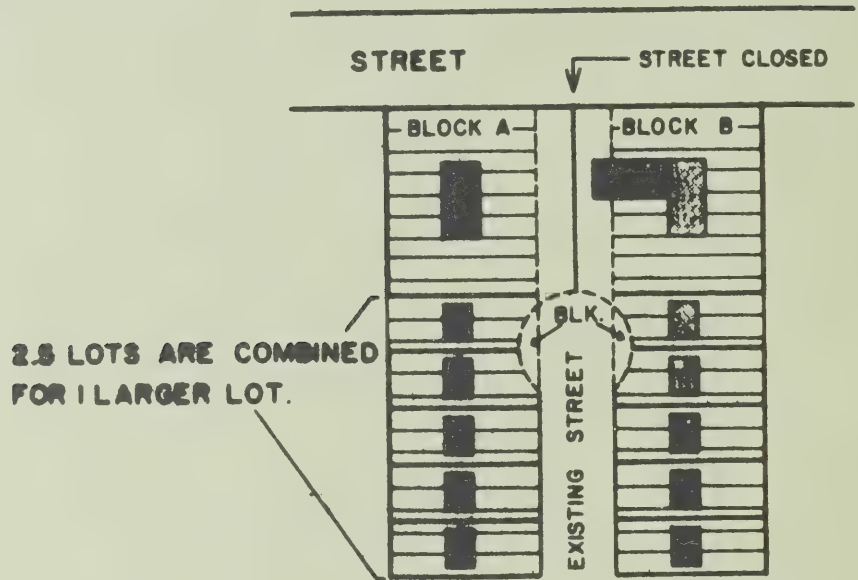


Figure 8

Another illustration of where part-lot control may be removed appropriately is if there is a redevelopment proposed on an old registered plan where the lots may either be too large or too small to meet present day standards.

In figure 8 two and one half lots are combined to create one new lot along an existing road where the services are satisfactory and the approved zoning will control the type of development that can take place. If a new road were proposed, this re-lotting should not be allowed to occur through individual consents or through removing part-lot control. A plan of subdivision should be prepared and submitted for approval. An exception could be made in a situation like that in figure 8 where a bulb of a cul-de-sac is being created.

c. Part-lot Control and the Registered Plan

Part-lot control can be removed from registered plans of subdivision only; that is a plan approved in accordance with Section 33 of The Planning Act or registered plans approved before 1946 that are not:

- Registrar's compiled plans
- Judge's compiled plans
- Municipal compiled plans

EVEN THOUGH THESE PLANS WHEN REGISTERED ARE GIVEN A REGISTERED PLAN NUMBER

Generally compiled plans are plans put on in order to clear up problems in describing property boundaries or to help in maintaining proper registry office records. (See Appendix 1 for more details).

Because of a 1966 decision of the Court of Appeal (Erlick vs. the Town of Hespeler) compiled plans are considered not to be registered plans for the purposes of section 29 of The Planning Act.

Therefore, part-lot control cannot be removed from such plans although they do have a registered plan number.

d. The Compiled Plan - how to identify

Part-lot control cannot be removed from compiled plans. It is, therefore, important to be able to tell whether you have a compiled plan or a registered plan before you. Some will be clearly labelled "Judge's Compiled Plan", etc.

Some may carry the following words to alert you: "Caution: This plan is not a plan of subdivision within the meaning of Sections 29, 32, or 33 of The Planning Act". (Appendix 2 is an example of a judge's compiled plan. Note the "caution" and the list of owners and instrument numbers in the top left hand corner. These things should indicate to you that you are not dealing with a registered plan and part-lot control does not apply).

If you are uncertain whether or not you are dealing with a registered plan within the meaning of The Planning Act, you may consult with the appropriate registrar of deeds. If you have the plan number, the registrar can tell you whether or not it is a compiled plan. See Appendix 3 for the list of Ontario Registrars of Deeds.

e. Repealing a By-law to Remove Part-lot Control

Section 29(5) provides for part-lot control to be repealed or the by-law to be amended to delete lands. It is wise to repeal the by-law removing part-lot control once the transactions have been completed. In this way additional property transactions can be controlled through the consent process once again.

The repealing by-law is valid when a certified or duplicate copy is registered in the proper registry or land titles office.

f. The Request for Approval of a By-law Removing Part-lot Control - its contents

The request from the municipality should contain the following:

- a covering letter (see Appendix 4) explaining



the background to the request and:

- the status of the existing zoning for the property
- the proposed use
- information on the type of access available to the property
- information on other services now available or proposed to be made available under the terms of a registered subdivision agreement.
- a plan showing the properties in question and the proposed changes
- one original and two certified copies of the by-law (see Appendix 5 for a sample part-lot control by-law).

The original by-law must be complete including:

- by-law number
- date of passing
- original signatures of the mayor (reeve) and clerk
- embossed corporate seal

The certified copy must be complete including:

- by-law number
- date of passing
- names of mayor (reeve) and clerk
- certification including the date, clerk's original signature, and corporate seal.

- g. Circumstances where the request for removal of part-lot control should not be recommended for approval

The following are the most common circumstances where a request to approve a by-law removing part-lot control should not be recommended for approval:

- i. Part-lot control should not be removed where a new road will be created. If a new road is being created, the redevelopment or development should be carried out by applying for a new registered plan of subdivision in accordance with Section 33 of The Planning Act so that proper consideration can be given to overall aspects of planning.
  - ii. Part-lot control should only be removed from two or more lots in a part-lot control by-law. If only 1 lot then the matter should be dealt with by a land division committee or a committee of adjustment. Part-lot control should be removed when a large number of units is involved and consequently applying to a committee would be awkward and expensive.
  - iii. Part-lot control should not be removed if the zoning controls are inadequate. There should be an approved zoning by-law that will control lot size, access and use.
  - iv. Part-lot control should not be removed if the access or services to the property are inadequate.
- h. Approval of a by-law passed under Section 29(5) of The Planning Act

If everything is in order then the by-law removing part-lot control may be recommended for approval. The recommendation is a brief summary of the circumstances and the reason for the positive recommendation. At the Provincial level, it is initialled by the Director of the Subdivisions Branch and the Executive Director of the Plans Administration Division.

The actual approval is rubber stamped and signed on the original and the certified copies of the by-law (see Appendix 6).

The original and one certified copy is returned to the municipality with a covering letter.

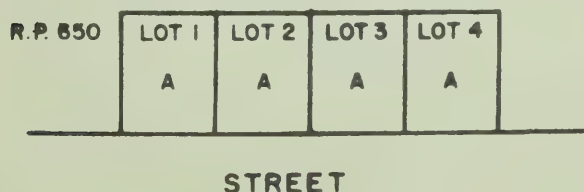
i. Records of part-lot control by-laws received by the Minister

All part-lot control by-laws received by the Minister have been numbered consecutively in order in receipt since universal part-lot control came into effect in June 1970. All correspondence and a certified copy of the by-law as approved is kept on file. All these by-laws are kept in one location and are presently available through Mr. I. Anderson. (965-3328). To obtain information on a particular by-law you must know approximately when it was passed. See Appendix 7 for the type of information kept in the index to the by-laws.

3. Deeming

a. Deeming and The Planning Act

Section 29(2) of The Planning Act exempts whole lots on a registered plan from subdivision control. Thus, as shown in figure 9, Owner "A" can sell any of lots 1 to 4 without consent even though he owns abutting land since these lots are in a registered plan of subdivision.



...16

Figure 9

Section 29(3) of The Planning Act, however, enables a municipality to pass a by-law to declare a registered plan or part of a registered plan "not to be registered" within the meaning of Section 29(2). If such a by-law is passed, individuals who own abutting lots on registered plan must apply for consent if they wish to sell them. This type of by-law is called a "deeming by-law" and can only be passed for registered plans that have been registered for eight or more years.

A by-law passed in accordance with Section 29(3) is in effect once it is passed, registered against title in the appropriate registry or land titles office and notice of it sent by registered mail to all those affected. Section 29(8) requires that a certified copy of the by-law be lodged with the Minister. If a municipality omits to register the by-law or to notify the owners by registered mail, the by-law is invalid. Failure to lodge the by-law with the Minister does not affect its validity since the 1970 amendment to The Planning Act. Approval is not required when repealing part or all of a deeming by-law. A sample deeming by-law is included in Appendix 8.

b. Deeming of Registered Plans - The Reasons

i. Conflict with an overall planning program

There are many old registered plans of subdivision in Ontario. Over time, the circumstances that prevailed when they were registered may have changed. For example, a number of registered plans



may have been put on in an area that was once a hamlet but has now for all intents and purposes physically disappeared; or the municipality may have an official plan that designates the property for rural uses. By passing a deeming by-law, land transactions without further approval are halted and development that could be detrimental to the overall planning of the area is stopped.

ii. Poor Subdivision Design

In instances where old registered plans have not been designed to meet present day requirements regarding lot size, and streets as shown are not adequate, then the plan may be deemed and the owners notified that a new plan of subdivision under Section 33 of The Planning Act is required.

iii. Inadequate Services

For a variety of reasons, there may be problems with services on an old registered plan. Most often it is inadequate road access to individual lots. By deeming the plan not to be registered, usually negotiations can be initiated with the owner to do the work required. When the work is completed or when a satisfactory agreement has been signed and registered against title, then the by-law can be repealed.

c. Deeming By-laws and the Registered Plan

Only registered plans of subdivision within the meaning of The Planning Act may be deemed not to be registered; that is, a plan approved in accordance with Section 33 of The Planning Act or registered plans approved before 1946 that are not:

- Registrar's compiled plans
- Judge's compiled plans
- Municipal compiled plans.

Section 2 c. and 2 d. discuss the registered plan and the compiled plan in detail.

d. Deeming By-laws vs. Expunging

Deeming a plan of subdivision not to be registered does not wipe it out. That is called expunging. "Deeming" merely stops the sale of unsold lots or blocks. Thus if the by-law is later repealed, then the status of the plan as a registered plan is not affected.

e. Deeming By-laws and lots owned individually

A deeming by-law will not affect the individual who owns a single lot on a registered plan since, under the terms of The Planning Act, you can sell all your land at any time. Deeming by-laws are intended to stop sales on plans of subdivision where a large number of lots remain unsold.

It is usually recommended that the by-law omit reference to those single lots already sold since the deeming by-law will not affect

transactions on these lots and the registered letter might cause unnecessary alarm and misunderstanding. If, however, one person owns two substandard sized abutting lots and has a dwelling on one of them, deeming should be applied to both, thereby ensuring that the two lots will continue to be one acceptable size lot in the future.

f. Records of Deeming and other Subdivision Control By-laws received by the Minister

All subdivision control by-laws received by the Minister have been numbered consecutively in order of receipt since The Planning Act came into effect in 1946. All correspondence and a certified copy of the by-law is kept on file. All these by-laws are kept in one location and are presently available through Mr. I. Anderson (965-3328). To obtain information on a particular by-law it is useful to know approximately when it was passed. There is an index where by-laws are listed by municipality.





TYPES OF PLANS

REGISTERED PLANS

A registered plan is a plan registered under the Registry Act or Land Titles Act. However, within the classification of registered plan there are plans which are to be considered not to be registered plans with regard to Section 29 of The Planning Act and therefore Subdivision control still applies to the land.

The plans which are considered as being registered plans of Subdivision for the purposes of Section 29 of The Planning Act are as follows:-

- (a) All plans approved by the Minister or the Ontario Municipal Board since the first Planning Act in 1946.
- (b) All registered plans which are not compiled plans; which may be a Registrars registered plan, Judges registered plan, Municipal registered plan, Inspectors registered plan. Almost all of these plans were registered prior to 1946 but there have been a few plans created since that date. Regulation 780 of the Registry Act does not now permit these plans to be created.

Prior to the present system of approving plans of subdivision plans were often registered by consent of the Registrar, the Municipality, a Judge, or an Inspector of Legal Offices. These plans were not compiled plans of existing lots but new lots created. They therefore have the status of a registered plan under a Section 29 of The Planning Act. Subdivision control does not apply to these plans, but part-lot control affects all

registered plan by controlling the redivision of lots and blocks. When a registered plan has been registered for at least eight years the plan may be deemed not registered by by-law or Minister's Order.

### COMPILED PLANS

A compiled plan is best known as an instrument used to abstract the parcels of land that have been divided over the years by metes and bounds, often without measurement of the parcels created. When the situation got to a point where solicitors in transferring title for clients, could not ascertain from records where the lot boundary should be or buildings were located or encroaching on what appeared to be neighbour's property, it became necessary to put a plan on the land to clearly identify boundaries. These plans did not create new lots but merely recorded what existed with alterations. Sometimes compiled plans will be made up of numerous registered plans, together with many individual properties previously described by metes and bounds, all compiled on the one plan for proper description purposes.

There are various types of compiled plans depending on who ordered that the plan be put on.

- (a) Judges Compiled Plans - A judge can order that a plan be put on an area and he has the authority to allot the costs between the property owners, the municipality and the Government Department involved.
- (b) Municipal Compiled Plans - A municipality can, (because of assessment problems etc.) order that a plan be put on. The plan would be signed by the Reeve (Mayor) and Clerk and then registered. However, the municipality would have to pay all costs involved and this has tended to be prohibitive for small municipalities.



- (c) Registrar's or Inspector's Compiled Plans - The Land Registrar or Inspector of Legal Offices may also order a plan be put on if it is necessary to clarify the records in the Land Registry office. The advantage of a compiled plan for record purposes is that each lot on a registered plan is abstracted on a separate page rather than being lumped together with all transactions made within the lot and concession. This obviously eases the searching of title.

When a compiled plan is registered it is given a registered plan number and the parcels are shown as lots. However, since 1966 all compiled plans must be considered not to be registered plans with regard to Section 29 of The Planning Act because of a decision of the Court of Appeal re: Elrick vs. Town of Hespeler.

Compiled plans therefore are not affected by part-lot control and cannot be deemed, unless part of the compiled plans was an earlier registered plan.

The Registry Act requires that this caution be put on all compiled plans;

"This plan is not a plan of subdivision within the meaning of Section 29, 32 and 33 of The Planning Act".

also the Land Registrar is required to enter in red ink into the abstract a caution that; "Section 29 of The Planning Act may continue to apply as though this plan had not been registered".

#### REFERENCE PLANS

Reference plans are not registered plans but only graphic descriptions deposited in the Land Registry office. They

are given a plan number for identification and all parcels of land are shown as "parts" and not lots. A reference plan is now used to avoid having to use lengthy metes and bounds descriptions of the land in a legal document and instead the part and plan number is used as the description. The Registry Act requires that the following be shown in a conspicuous position on a reference plan:

"CAUTION: This plan is not a plan of subdivision within the meaning of Section 29, 32 or 33 of The Planning Act".

Therefore subdivision control still applies as if the reference plan was not there and part-lot control or deeming cannot apply.

**CAUTION:** THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF SECTIONS 23, 24 OR 25 OF THE PLANNING ACT

Note: A copy of the Order was registered in the Registry Office Dec. 17, 1971 as G.R. 245210.

**JUDGE'S PLAN**  
BY  
**REGISTERED PLAN 774**  
AND PART OF  
**LOT 29 CONCESSION 11**  
**TOWNSHIP OF BARRIE**  
**COUNTY OF FRONTENAC**  
1988

### SURVEYOR'S CERTIFICATE

WE DO NOT CERTIFY THAT

"A survey and plan are correct and in accordance with the SURVEYS ACT and the REGISTRY ACT and the regulations made thereunder.

The survey was completed on the 11 day  
21 June, 1966  
Louise Brown

**Ronald Dean  
Gibson - a Land Surveyor**

[illegible]

IN THE COUNTY COURT OF THE COUNTY OF FRONTAL  
HIS HONOUR JUDGE ALAN R. CAMPBELL

In the matter of section 90 of THE REGISTRY ACT (R.S.O. 1970  
C.400) as amended

After the appearance of the Director of Land Registration and upon reading the affidavit filed and upon hearing interested parties it is ordered that the same be approved and the order is entered as to registration of the same and it is further ordered that, upon registration of this plan, the terms of the sale as shown on the plan shall be deemed to be the true terms of the sale and the registration of same particularly as to the same.

THE HONORABLE JUDGE JOHN C. DUNN

### CERTIFICATE OF REGISTRATION

1. I hereby certify that this person is duly registered in the Registry of the Department of the Interior, Bureau of Indian Affairs, on the 30th day of January 1974.

August 1894

## NOTES

Boundary lines are as shown on said map and are referred to by the survey through the South-western angle of Lot 29 Concession Township of the

- Diameter 2 1/2" at rear bars 2' long
- 2.5" ID Diameter 1 1/2" rear bars 2' long
- Diameter 1" at rear bars 2' long with brass cap
- 2.5" Diameter Round steel 1 1/2" long



姓名: 王德明      性别: 男  
 年龄: 30      籍贯: 山东烟台  
 职业: 教师





# APPENDIX 3

## LAND REGISTRY OFFICES

<u>DIVISION</u>	<u>LAND REGISTRAR</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
<u>Algoma No. 1</u> (Reg. & L.T.)		P. O. Box 550, Elgin & Queen Sts., Sault Ste. Marie, Ont. P6A 5M8	(705) 253-8887
<u>Brant No. 2</u> (Reg.)		Court House. 80 Wellington St., Brantford, Ont. N3T 2L9	(519) 752-8321
<u>Bruce No. 3</u> (Reg. & L.T.)		203 Cayley St., P. O. Box 1690, Walkerton, Ont. N0G 2V0	(519) 881-2251 881-2259
<u>Carleton No. 5</u> (Reg.)		Court House, 2 Daly Avenue, Ottawa, Ont. K1N 6E2	(613) 238-1956 238-2009
(See also Ottawa, Ottawa-Carleton) Townships of West Carleton (formerly Twp. of Fitzroy, Torbolton & Huntley), March, Goulbourn (formerly Twp. of Goulbourn & Villages of Richmond & Stittsville), Gloucester, Pt. of Rideau (formerly Twp. of Marlborough & North Gower & Pts. of Osgoode & Gloucester) & Osgoode. The Registry & Land Titles Divisions of Russell No. 50 include the Township of Cumberland.			
<u>Cochrane No. 6</u> (Reg. & L.T.)		Court House, 149 4th Ave., P. O. Box 580, Cochrane, Ont. P0L 1C0	(705) 272-4025
<u>Dufferin No. 7</u> (Reg.)		75 First Street, Orangeville, Ont. L9W 2E7	(519) 941-1481
<u>Dundas No. 8</u> (Reg.)		5th Street, Morrisburg, Ont. K0C 1X0	(613) 543-2583
<u>Port Hope No. 9</u> (Reg. & L.T.)		17 Mill St. North, P. O. Box 122, Port Hope, Ont. L1A 3W3	(416) 885-5616
(Formerly Durham East No. 9; change of name of Registry Division effective Jan. 1, 1975). Township of Cavan & Village of Millbrook in the County of Peterborough, Township of Hope & Town of Port Hope in the County of Northumberland and Township of Manvers in the County of Victoria (all formerly in the County of Durham).			
<u>Newcastle No. 10</u> (Reg. & L.T.)		108 Liberty St. No., P. O. Box 178, Bowmanville, Ont. L1C 3K9	(416) 623-3751
(Formerly Durham West No. 10; change of name of Registry Division effective Jan. 1, 1975). Part of Township of Scugog (formerly Twp. of Cartwright in the County of Durham) & Town of Newcastle (formerly Twp. of Clarke & Darlington, Town of Bowmanville & Village of Newcastle in the County of Durham) both now part of the Regional Municipality of Durham.			
<u>Elgin No. 11</u> (Reg. & L.T.)		Wellington St., P. O. Box 4, St. Thomas, Ont. N5P 3T5	(519) 631-3015
<u>Essex No. 12</u> (Reg. & L.T.)		356 Brock St., Windsor, Ont. N9C 3Z1	(519) 254-6363

Frontenac No. 13  
(Reg.) Court House, (613) 548-8422  
Kingston, Ont. 548-3484  
K7L 2N4

Glenarry No. 14  
(Reg.) P. O. Box 668 (613) 525-1315  
63 Kenyon St. W.,  
Alexandria, Ont.

Grenville No. 15  
(Reg.) Centre Street, (613) 925-3177  
P. O. Box 676,  
Prescott, Ont.  
K0E 2T0

Grey North No. 16  
(Reg.) Court House, (519) 376-1637  
595 9th Ave. E.,  
Owen Sound, Ont.  
N4K 3E3

Owen Sound, Meaford, Thornbury, Chatsworth & Townships of Collingwood, Derby, Euphrasia, Holland, Keppel, Saint Vincent, Shallow Lake, Sarawak, Sullivan and Sydenham.

Grey South No. 17  
(Reg.) 16 Lambton St. E., (519) 369-2642  
P. O. Box 10,  
Durham, Ont.  
N0G 1R0

Durham, Hanover, Dundalk, Flesherton, Markdale, Neustadt and Townships of Artemesia, Bentinck, Egremont, Glenelg, Normandy, Osprey and Proton, (excluding Mount Forest - See Wellington North).

Haldimand No. 18  
(Reg.) P. O. Box 310, (416) 772-3340  
Cayuga, Ont.  
N0A 1E0

Haliburton No. 19  
(Reg.) P. O. Box 270, (705) 286-1391  
Minden, Ont.  
K0M 2K0

Halton No. 20  
(Reg. & L.T.) County Administration (416) 878-7287  
Bldg. 491 Steeles Ave. E  
Milton, Ontario.  
L9T 1Y7

All of the former County of Halton except part of the Township of Eramosa in the County of Wellington (formerly part of the Township of Nassagaweya in the County of Halton) and part of the City of Mississauga in the Regional Municipality of Peel (formerly part of the Town of Oakville in the County of Halton)

Hastings No. 21  
(Reg. & L.T.) Pinnacle Street, (613) 968-4597  
Court House,  
Belleville, Ont.  
K8N 3A9

(Part of the Town of Trenton formerly in Northumberland County is included in Northumberland East)

Huron No. 22  
(Reg.) 38 North St., (519) 524-9562  
P. O. Box 216,  
Goderich, Ont.  
N7A 3Z2

Kenora No. 23  
(Reg. & L.T.) 220 Main St. S., (807) 468-3138  
Kenora, Ont.  
P9N 3X7

Kent No. 24  
(Reg.) William St. N., (519) 352-5520  
Chatham, Ont.  
N7M 5L8

<u>Carleton No. 25</u> (Reg.)	Court House, 700 N. Christina St., P. O. Box 3021, Sarnia, Ont. N7T 7N5	(519) 337-3205 Ext. 40
<u>Lanark North No. 26</u> (Reg.)	125 Brougham St., P. O. Box 159, Almonte, Ont. K0A 1A0	(613) 256-1577
Part of Town of Carleton Place within the Township of Beckwith and the Townships of Dalhousie, Darling, Lanark, Lavant, North Sherbrooke, Pakenham and Ramsay.		
<u>Lanark South No. 27</u> (Reg.)	10 Sunset Blvd., P. O. Box 278, Perth, Ont. K7H 1E4	(613) 267-1144
Townships of Beckwith (excluding Carleton Place), Bathurst, Drummond, South Sherbrooke, North Burgess, North Elmsley and Montague, and the Town of Smiths Falls (including part of the County of Leeds).		
<u>Leeds No. 28</u> (Reg.)	P. O. Box 146, William St., Brockville, Ont. K6V 5V2	(613) 345-5751
<u>Lennox No. 29</u> (Reg.)	87 Thomas St., P. O. Box 459, Napanee, Ont. K0K 2R0	(613) 354-3751
<u>Manitoulin No. 31</u> (Reg. & L.T.)	Phipps St., P. O. Box 265, Gore Bay, Ont. POP 1H0	(705) 282-2442
<u>Middlesex East No. 33</u> (Reg. & L.T.)	80 Dundas Street, London, Ontario. N6A 2P3	(519) 679-7180
All Middlesex County, including London, except Middlesex West (below)		
<u>Middlesex West No. 34</u> (Reg. & L.T.)	178 McKellar St., P. O. Drawer 9, Glencoe, Ont. N0L 1M0	(519) 287-2511
Strathroy, Glencoe, Newbury, Wardsville and Townships of Delaware, Caradoc, Mosa, Ekfrid and Metcalfe.		
<u>Muskoka No. 35</u> (Reg. & L.T.)	15 Dominion St., P. O. Box 1049, Bracebridge, Ont. P0B 1C0	(705) 645-4415
<u>Niagara North No. 30</u> (Reg. & L.T.) (former County of Lincoln)	Landmark Building, 43 Church St., P. O. Box 126, St. Catharines, Ont. L2R 6R4	(416) 682-1351
<u>Niagara South No. 59</u> (Reg. & L.T.) (former County of Welland)	20 Cross St. North, Welland, Ont.	(416) 735-4011-13
<u>Nipissing No. 36</u> (Reg. & L.T.)	514 Main St. West, North Bay, Ont. P1B 2V4	(705) 474-2270

Sorfolk No. 37  
(Reg.)

Court House, (519) 426-2216  
#3 Highway West,  
Simcoe, Ont.

Northumberland E.  
No. 38  
(Reg.)

King Street, (416) 355-2338  
P.O. Box 339,  
Colborne, Ont. K0K 1S0

Campbellford, Brighton, Colborne, Hastings and Townships of Brighton, Cramahe, Murray, Percy & Seymour, (also includes some parts of the Township of Murray annexed to the Town of Trenton).

Northumberland W.  
No. 39  
(Reg.)

Counties Bldg., (416) 372-3813  
860 William St.,  
P. O. Box 668,  
Cobourg, Ont.  
K9A 4K8

Town of Cobourg and Townships of Alnwick, Haldimand and Hamilton. Township of South Monaghan in the County of Peterborough (formerly in the County of Northumberland).

Durham No. 40  
(Reg. & L.T.)

400 Centre St. S., (416) 668-6811  
Whitby, Ont.  
L1N 4W2

(formerly Ontario County No. 40; change of name of Registry Division effective Jan. 1, 1975. Part of Regional Municipality of Durham being all of the former County of Ontario except Twp. of Rama and Mara now annexed to the County of Simcoe and part of Twp. of Pickering annexed to Borough of Scarborough, Municipality of Metropolitan Toronto.

Ottawa No. 4  
(Reg.)  
(See also Carleton, Ottawa-Carleton)

Court House, (613) 232-3791  
67 Nicholas St.,  
Ottawa, Ont. 232-8663  
K1N 7B9

City of Ottawa excluding the annexed part of the Township of Gloucester, plus the whole Township of Nepean and part of the Township of Rideau (formerly part of Township of Nepean being Nicholl Island).

Ottawa-Carleton  
No. 4  
(L.T.)  
(See also Carleton, Ottawa)

Court House, (613) 232-3791  
67 Nicholas St.,  
Ottawa, Ont. 232-8663  
K1N 7B9

The Regional Municipality of Ottawa-Carleton except the Township of Cumberland.

Oxford No. 41  
(Reg. & L.T.)

75 Graham St., (519) 537-6287  
P. O. Box 246,  
Woodstock, Ont.  
N4S 7W8

Parry Sound No. 4  
(Reg. & L.T.)

28 Miller St., (705) 746-5816  
P. O. Box 276,  
Parry Sound, Ont.  
P2A 2X4

Peel No. 43  
(Reg. & L.T.)

1 Wellington St. E., (416) 457-5350  
Brampton, Ontario. (Staff)  
L6W 1Y1 (416) 457-5610  
(Public)

(No long distance charge from Toronto)

All of the Regional Municipality of Peel being all of the former County of Peel and part of the City of Mississauga (formerly part of Town of Oakville in the County of Halton).

York No. 44  
(Reg.)

York St. West., (519) 271-3343  
P. O. Box 902,  
Stratford, Ont.  
N5A 6T1

Peterborough No.  
(Reg. & L.T.)

Court House, (705) 745-0587  
College Street, Ext. 44  
Peterborough, Ont.  
K9H 3M3

The County of Peterborough, except the Township of Cavan & Village of Millbrook (formerly in the County of Durham) and the Township of South Monaghan (formerly in the County of Northumberland).



<u>Prescott No. 46</u> (Reg. & L.T.)	P. O. Box 302, L'Orignal, Ont. K0B 1K0	(613) 675-4642
<u>Prince Edward No. 47</u> (Reg.)	P. O. Box 1310, 1 Pitt Street, Picton, Ont.	(613) 476-3219
<u>Painy River No. 48</u> (Reg. & L.T.)	353 Church St., P. O. Box 398, Fort Frances, Ont. P9A 3M7	(807) 274-5451
<u>Renfrew No. 49</u> (Reg.)	283 Pembroke St. E. P. O. Box 760, Pembroke, Ont. K8A 6X1	(613) 732-8331
<u>Russell No. 50</u> (Reg. & L.T.)	P. O. Box 10, Russell, Ont. K0A 3B0	(613) 445-2188
<u>Simcoe No. 51</u> (Reg. & L.T.)	Court House, 114 Worsley St., Barrie, Ont. L4M 1M1	(705) 728-1221 Ext. 54
All of the original County of Simcoe plus Townships of Rama and Mara annexed from the former County of Ontario, January 1, 1974.		
<u>Stormont No. 52</u> (Reg.)	P. O. Box 1268, 127 Sydney St., Cornwall, Ont. K6H 5V3	(613) 932-4522
<u>Sudbury No. 53</u> (Reg. & L.T.)	135 Elm St. W., P. O. Box 1240, Sudbury, Ont. P3E 4S7	(705) 674-3151 Exts. 244, 245, 246
<u>Thunder Bay No. 55</u> (Reg. & L.T.)	29 Royston Court, Postal Station "P", Thunder Bay, Ont. P7A 4Y7	(807) 344-6654
<u>Temiskaming No. 54</u> (Reg. & L.T.)	375 Main St., P. O. Box 159, Haileybury, Ont. P0J 1P0	(705) 672-3332
<u>Toronto No. 63</u> (Reg.) City of Toronto	New City Hall, 100 Queen St. West, Toronto, Ont. M5H 2N1	(416) 965-7553
<u>Toronto Boroughs &amp; York South No. 64</u> (Reg.)	New City Hall, 100 Queen St. W., Toronto, Ont. M5H 2N1	(416) 965-7588

The Boroughs of York, East York, North York, Etobicoke & Scarborough (including part of the former Twp. of Pickering, County of Ontario annexed Jan. 1, 1974), in the Municipality of Metropolitan Toronto; all the Town of Markham, and parts of the Town of Richmond Hill, Vaughan & Whitchurch Stouffville included in the former Townships of Vaughan & Markham, prior to January 1, 1971, in the Regional Municipality of York.

Toronto & York  
No. 66  
(L.T.)

New City Hall,  
100 Queen St. West,  
Toronto, Ont.  
M5H 2N1

(416) 965-5248

Regional Municipality of York and Municipality of Metropolitan Toronto i.e. the whole of the former County of York and part of the Twp. of Pickering, County of Ontario annexed to Scarborough January 1, 1974.

Victoria No. 57  
(Reg.)

Francis St.,  
Lindsay, Ont.  
K9V 3R9

(705) 324-4912

The whole of the County of Victoria except the Township of Manvers (formerly in the County of Durham).

Waterloo N. No. 58  
(Reg.)

122 Frederick St.,  
P. O. Box 35,  
Kitchener, Ont.  
N2G 3W9

(519) 742-1155

Waterloo S. No. 67  
(Reg.)

150 Main St.,  
(The Mall)  
Cambridge, Ont.  
N1R 1W4

(519) 652-5778

Whole of Twp. of North Dumfries, Pt. of Twp. of Waterloo lying south of Hwy. 401, Pts. of Beasley's Broken Front Con. & Cons. I, II, III and IV in the Township of Waterloo north of Hwy. 401, City of Cambridge (formerly Galt) Towns of Preston and Hespeler, Village of Ayr.

Wellington  
North No. 60  
(Reg.)

P. O. Box 389,  
Arthur, Ont.  
N0G 1A0

(519) 848-2300

Towns of Harriston, Mount Forest & Palmerston; Villages of Arthur, Drayton and Clifford; Townships of Arthur, Maryborough, Minto, Peel, West Garafraxa and West Lougher.

Wellington  
South No. 61  
(Reg.)

P. O. Box 905,  
21 Douglas St.,  
Guelph, Ont.  
N1H 6M6

(519) 822-0251

City of Guelph; Town of Fergus; Villages of Elora & Erin; Townships of Erin, Guelph, Nichol, Pilkington, Puslinch and Eramosa including part of Eramosa (formerly pt. of Township of Nassagaweya in the County of Halton).

Wentworth No. 62  
(Reg. & L.T.)

Court House,  
50 Main St. E.,  
Hamilton, Ont.  
L8N 1E9

(416) 522-3556  
522-4598

City of Hamilton, Towns of Dundas (formerly town of Dundas & Pt. of Twps. of Ancaster & West Flamborough) and Ancaster (formerly Pt. of Twp. of Ancaster) and Stoney Creek (formerly Town of Stoney Creek & Twp. of Saltfleet) and Townships of Flamborough (formerly Twps. of East Flamborough, Beverly & Pt. of West Flamborough and Village of Waterdown) and Glanbrook (formerly Twps. of Binbrook & Glanford) all in the Regional Municipality of Hamilton-Wentworth. (The whole former County of Wentworth).

York North No. 65  
(Reg.)

134 Main St.,  
Newmarket, Ont.  
L3Y 4W3

(416) 895-9801  
895-1561

Townships of East Gwillimbury, Georgina and King; Towns of Aurora and Newmarket and parts of Towns of Richmond Hill, Vaughan and Markham and the Village of Scuffville not included in the Townships of Vaughan and Markham prior to January 1, 1971. All in the Regional Municipality of York.

MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS - PROPERTY RIGHTS DIVISION

<u>Executive Director and Director of Land Registration</u>	400 University Ave., (416) 965-3248 15th Floor, Toronto, Ontario.
<u>Director, Property Law Branch and Director of Titles</u>	" "
<u>Executive Assistant to Executive Director</u>	" "
<u>Systems Co-Ordinator</u>	" (416) 965-9364
<u>Senior Legal Officer Legal Officers and Assistant Deputy Directors of Titles</u>	" (416) 965-3246 " " " (416) 965-7564
<u>Director, Legal Surveys Branch (Examiner of Surveys)</u>	400 University Ave., (416) 965-7548 3rd Floor, Toronto, Ontario.
<u>Deputy Director, Legal Surveys Branch</u>	" (416) 965-7549 965-5230
<u>Supervisor, Support Services Section</u>	" "
<u>Supervisor, Special Services Section</u>	" "
<u>Supervisor, Technical Services Section</u>	" "
<u>Director, Field Operations Branch (Assistant Director of Land Registration)</u>	400 University Ave., (416) 965-6644 15th Floor, Toronto, Ontario
<u>Director, Personal Property Registration Branch (Registrar, Personal Property Security</u>	" (416) 965-7655

FOOTNOTES:

1. Registry and Land Titles Divisions may be referred to by words or by words and division numbers.
2. Three digit numbers in brackets are long distance area codes.  
Direct lines are for Government use only.

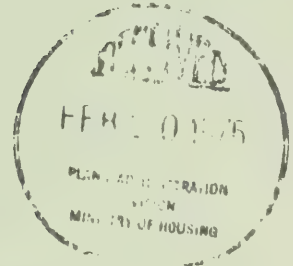




LETTER FROM MUNICIPALITY

February 9th 1976.

Plans Administration Division,  
Ministry of Housing,  
56 Wellesley Street West,  
Toronto, Ontario.  
M7A 1Y7



Dear

Re: Removal of Certain Lands from  
Part-lot Control - By-law [REDACTED]

Please find enclosed the original and two certified copies of City of [REDACTED] By-law No. [REDACTED], which was passed on Monday, February 2nd 1976 by the City Council, pursuant to Subsection 5 of Section 29 of The Planning Act, R.S.O. 1970, Chapter 349. By-law No. [REDACTED] is being forwarded for approval by your Department.

Application is hereby made, on behalf of the City of [REDACTED], to exempt from part-lot control Lots 8; 25; 27 to 58, both inclusive; Lot 69; Lots 72 to 92, both inclusive; according to [REDACTED] Plan, filed in the office of Land Titles (No. [REDACTED]) for the Land Titles Division of [REDACTED] as Plan [REDACTED].

This application arises out of a request made to City Council by [REDACTED] the developers of the subdivision.

All of the lots referred to in this application are presently zoned Residential Second Density (R2B), which permits single-family detached dwellings, semi-detached dwellings and duplex dwellings. The developers plan to erect semi-detached dwellings on all of the lots referred to above and have already secured building permits for thirty-six of these lots, as of the present date.

I have checked with the Engineering Department of the City Corporation with respect to services for the [REDACTED] Subdivision and have been informed that sanitary sewers, storm sewers,

February 9th 1976.

watermains, roads with curb and gutter and base course asphalt, have been installed and completed.

For your information, I am enclosing a plan of [REDACTED]

[REDACTED] Subdivision.

I would respectfully request that, if favourable consideration is given to this application, the approval of your Department be stamped on the original by-law and on one of the certified copies and that the same be returned to this office.

Thanking you, I am,

Yours very truly.

Encls.

APPENDIX 5

THE CORPORATION OF THE \_\_\_\_\_

BY-LAW NUMBER \_\_\_\_\_

A By-law to remove certain lands from  
part-lot control.

THE COUNCIL of the Corporation of the .....  
....., pursuant to Section 29, Subsection (5) of  
The Planning Act, R.S.O. 1970, Chapter 349, as  
amended ENACTS as follows:

1. Subsection (4) of Section 29 of The Planning  
Act, R.S.O. 1970, Chapter 349, as amended,  
does not apply to the following:

Lots No. \_\_\_\_\_ and Blocks \_\_\_\_\_  
\_\_\_\_\_ on Registered Plan No. \_\_\_\_\_

Lots No. \_\_\_\_\_ and Blocks \_\_\_\_\_  
\_\_\_\_\_ on Registered Plan No. \_\_\_\_\_

ENACTED AND PASSED THIS .....day of .....19

(Original signatures  
and embossed seals)

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK





**BY-LAW NO. [REDACTED]**

**A By-law to remove certain lands from part-let control.**

**THE COUNCIL OF THE CORPORATION OF THE [REDACTED]**

**pursuant to Section 29, subsection 5 of The Planning Act, R.S.O. 1970,**

**Chapter 349, enacts as follows:**

**1. Subsection 4 of Section 29 of The Planning Act, R.S.O. 1970,**

**Chapter 349, does not apply to the registered plan and lots described as**

**follows:**

**ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the [REDACTED] and being composed of Lots 6, 7, 8, 9, 10, 11, 12 and 13 according to the [REDACTED] Plan registered in the Registry Office for the Registry Division of [REDACTED] as Plan No. [REDACTED]**

**PASSED this 16th day of July 1973.**

**(sgd) [REDACTED]**

**(sgd) [REDACTED]**

**CLERK,**

**MAYOR.**

**I certify the foregoing to be a true and correct copy of the original document of which it purports to be a copy.**

**Dated this 23rd day of July 1973.**

**[Signature] Clerk of The Corporation of the [REDACTED]**

**(Corporate seals - embossed)**

**APPROVED pursuant to section 29(5) of The Planning Act.**

**Dated 16 day of Aug 1973.**

**[Signature]  
G. M. FARROW, DIRECTOR,  
PLANS ADMINISTRATION BRANCH,  
MINISTRY OF TREASURY, ECONOMICS  
& INTERGOVERNMENTAL AFFAIR**

**Note: If there is no room on the front of the by-law for the stamp it may go on the back, although it is less desirable to place it there.**



## APPENDIX 7

[illegible]





APPENDIX 8

DRAFT BY-LAW

THE CORPORATION OF THE \_\_\_\_\_

OF \_\_\_\_\_

BY-LAW NO. \_\_\_\_\_

A BY-LAW TO DEEM REGISTERED PLANS NOT TO BE REGISTERED

WHEREAS section 29 of The Planning Act, R.S.O. 1970, Chapter 349, authorized a municipality to designate any plan of subdivision or part thereof that has been registered for eight years or more as not being a plan of subdivision for subdivision control purposes;

AND WHEREAS it is deemed expedient in order to control adequately the development of land in the municipality that a by-law be passed pursuant to the said section 29;

NOW THEREFORE the Council of the Corporation of the \_\_\_\_\_ of \_\_\_\_\_ enacts as follows:

1. The plans of subdivision or parts of plans of subdivision described as follows are hereby designated to be plans of subdivision or parts thereof which shall be deemed not to be registered plans of subdivision for the purposes of subsection 2 of section 29 of The Planning Act.
2. Lots \_\_\_\_\_ Registered Plan No. \_\_\_\_\_  
Blocks \_\_\_\_\_ Registered Plan No. \_\_\_\_\_

ETC.

PASSED \_\_\_\_\_

\_\_\_\_\_  
REEVE

(Original signatures  
and embossed seals)

\_\_\_\_\_  
CLERK











